



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00029 Montecillo Unit Three
Application Type: Extension Request to Complete Subdivision Improvements
CPC Hearing Date: April 19, 2012

Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: South of Festival Drive and West of Mesa Street
Acreage: 102.29 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R3-A (Residential), C-1 (Commercial), C-3/c (Commercial/conditions), SCZ (SmartCode)
Proposed Zoning: R3-A (Residential), C-1 (Commercial), C-3/c (Commercial/conditions), SCZ (SmartCode)

Nearest Park: Galatzan Park (2.12 miles)
Nearest School: Morehead Middle School (1.03 miles)

Property Owner: EPT Mesa Development, LP
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R3-A (Residential), C-2 (Commercial), and A-3 (Apartment)/ Single-family residential development, Commercial development, and Multi-family residential development

South: R-3 (Residential)/ Vacant

East: G-MU/c (General Mixed Use/ conditions), and C-3/c (Commercial)/ Commercial development and Vacant

West: R-3A (Residential)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Traditional Neighborhood.

APPLICATION DESCRIPTION

The applicant is requesting a one-year extension to complete subdivision improvements. This is the second request for a one-year extension. The applicant states that the reason for the extension is to allow continued coordination between the City of El Paso and the developer in rezoning and complying with the SmartCode zone requirements.

Per Section 19.28.020(C)2 of the previous subdivision code, the City Plan Commission may determine that no security is required: